

1
2
3 Minutes of the
4 Bountiful City Council Meeting
5 City Council Chambers
6 March 22, 2011 - 7:00 p.m.

7 Present: Mayor: Joe L. Johnson
8 Council Members: Beth Holbrook, John Marc Knight, Fred Moss
9 (arrived at 7:20 p.m.), Scott Myers and Thomas
10 Tolman
11 City Manager: Tom Hardy
12 City Attorney: Russell Mahan
13 City Engineer: Paul Rowland
14 Admin. Services Dir: Galen Rasmussen
15 Planning/RDA Director: Aric Jensen
16 Department Heads: Allen Johnson, Power
17 Mark Slagowski, Water/Sewer
18 Recording Secretary Nancy Lawrence
19

20 Official Notice of this meeting had been given by posting a written notice of same and an
21 Agenda at the City Hall and providing copies to the following newspapers of general circulation:
22 Davis County Clipper, Deseret News, and Salt Lake Tribune and on the Utah Public Notice
23 Website.
24

25 Mayor Johnson welcomed those in attendance, following which the pledge of allegiance
26 to the flag was led by Boy Scout Zach Isaac. Councilman Knight offered the prayer/thought.
27

28 **APPROVAL OF MINUTES**

29 Minutes of the regular City Council meeting held March 8, 2011 were presented and
30 Councilman Knight motioned for approval. Councilwoman Holbrook seconded the motion and
31 Councilpersons Holbrook, Knight, Myers and Tolman voted "aye".
32

33 **EXPENDITURES AND EXPENSES APPROVED**

34 Mayor Johnson presented the Report of Expenditures and Expenses Greater than \$1,000
35 for the following periods, with totals as noted: February 24 – March 2, 2011 (\$1,428,070.05);
36 March 3–9, 2011 (\$157,629.95); and the Summary for the Month of February totaling
37 \$3,258,968.86. The staff responded to questions, following which Councilman Myers made a
38 motion to approve the expenditure reports as presented. Councilman Tolman seconded the
39 motion and voting was unanimous. Councilpersons Holbrook, Knight, Myers and Tolman voted
40 "aye".
41

42 **YOUTH COUNCIL REPORT**

43 Krystal Hoffman, Youth Mayor, and Christopher Haslam, Youth City Manager, were in
44 attendance to report on Youth Council activities. Krystal reported that the Bountiful Youth
45 Council took first place at the recent competition at Utah State University. Youth Councils from
46 across the State participated. The Bountiful Youth put together a display and did a presentation,

1 including a discussion about the Youth Council relationship with the elected council and mayor.
2 Krystal thanked Councilman Tolman for his support of this event. Christopher reported that
3 upcoming events include the annual Bunny Hop which will be held April 23rd, the Saturday
4 before Easter. Mayor Johnson expressed appreciation for the Youth Council and the excellent
5 way they have represented Bountiful. He noted that they have repeatedly participated at the Utah
6 League of Cities and Towns with a demonstration of how the Youth Council supports the City.

7
8 **AL HESS THANKS COUNCIL FOR RDA LOAN**

9 Al Hess reviewed with the Council and Mayor the development which he was able to
10 complete with the assistance of a \$1/2 million loan provided by the Redevelopment Agency. The
11 property formerly owned and operated as Dan Eastman Car Dealership (located on North Main
12 Street) was re-developed into a complex where fourteen businesses are presently housed. He
13 stated that the businesses continue to be a nice addition to Bountiful and he expressed
14 appreciation for the opportunity of completing this development. The Mayor when the project
15 was approved was John Cushing and the Redevelopment Director/City Planner was Blaine
16 Gehring.

17
18 **EXPENDITURES FOR REPLACEMENT OF 100 EAST WELL**
19 **PUMP AND MOTOR APPROVED**

20 Mr. Slagowski reported that the pump motor at the 100 East Well has shown signs of
21 failure, and it is recommended that the pump be pulled and repairs made prior to the high
22 demand part of the year. It is proposed that the pump be redesigned and replaced to improve the
23 efficiency of the well. With a new pump, the well can be run at its actual yield and much more
24 efficiently. Although this was not included in the budget, it is anticipated that the reduced power
25 costs which will result from the redesign will pay for the new pump in about 18 months. Mr.
26 Hardy indicated that there are sufficient funds in other areas of the Water department and if
27 necessary, an adjustment can be made in June. It is the recommendation of staff that approval be
28 given to purchase a new pump, and rebuild the bad motor for a spare, at a total cost of
29 approximately \$25,000.00. Councilman Knight made a motion to this effect, Councilwoman
30 Holbrook seconded the motion and voting was unanimous. Councilpersons Holbrook, Knight,
31 Moss, Myers and Tolman voted "aye".

32
33 **EXPENDITURES FOR POWER DEPARTMENT APPROVED**

34 **Dispatch Building Voltage Regulator:** Mr. Johnson reported that bids were sent out for
35 an 800 Amp. 208 Volt, 225 KVA, voltage regulator to be installed as part of the outdoor
36 electrical service equipment for the new Dispatch building. It is the recommendation of the
37 Power Commission, ICPE, and staff that the bid be awarded to low bidder, STACO energy
38 Products (Dayton, Ohio) in the amount of \$66,104.00. Councilman Moss motioned to approve
39 the purchase as recommended. Councilwoman Holbrook seconded the motion and voting was
40 unanimous. Councilpersons Holbrook, Knight, Moss, Myers and Tolman voted "aye".

41
42 **750 MCM 15 KV URD Cable Purchase:** Mr. Johnson reported that the Power
43 Department needs to replenish the inventory of the 750 MCM 15 KV URD underground high
44 voltage cable which was used on the Indian Springs outage on February 6, 2011. Bids were
45 requested for 2000 feet of cable and it is the recommendation of the staff and Power Commission
46 that the low bid from Northern Power Equipment (Centerville, UT) in the amount of \$6.212/foot

1 be approved. He noted that the manufacturer of the cable is Okonite and the cable comes with a
2 40-year warranty. Councilwoman Holbrook made a motion to approve the purchase of the cable
3 as recommended, in the total amount of \$12,424.00. Councilman Tolman seconded the motion
4 and voting was unanimous. Councilpersons Holbrook, Knight, Moss, Myers and Tolman voted
5 “aye”.

6
7 Dispatch Building S&C Switchgear: Mr. Johnson explained that the electrical service to
8 the new Dispatch building will be connected to the power system between the new Titan
9 generators and the new Generation Step-up transformer. This is an area which will have a very
10 high fault current potential. The standard equipment is not rated for this level of fault current, so
11 the Power Department has requested bids for switchgear with the appropriate ratings. Two bids
12 were received and it is the recommendation of staff, ICPE and the Power Commission that the
13 low bid from Northern Power Equipment in the amount of \$34,460 be approved. Councilman
14 Moss motioned to approve the purchase, as recommended. Councilman Myers seconded the
15 motion and voting was unanimous. Councilpersons Holbrook, Knight, Moss, Myers and Tolman
16 voted “aye”.

17
18 **PRELIMINARY AND FINAL SITE PLAN APPROVED FOR MCARTHUR**
19 **PARK OFFICE PLAZA, 100 EAST 500 SOUTH**

20 Mr. Rowland presented the request of Todd McCormick, applicant, for preliminary and
21 final site plan approval for a professional office development on the northeast corner of 500
22 South and 100 East. He reviewed that the subject properties are located in the Professional
23 Office Neighborhood Zone (PO-N), a zone which was created several years ago in conjunction
24 with local residents to specifically address the deteriorating appearance of properties along 500
25 South. The Planning Commission reviewed this proposal and it is their recommendation,
26 together with staff, the preliminary and final site plan approval be granted subject to the
27 following conditions:

- 28 1. Provide a final landscaping plan meeting the minimum City requirements and to the
29 satisfaction of City staff during construction but prior to the granting of final
30 occupancy.
- 31 2. Make all redline corrections as required by staff and the Fire Marshall.
- 32 3. Increase the amount and visibility of the “Do Not Enter/Exit Only” signage for the
33 proposed driveway on 500 South, to the satisfaction of City staff.

34
35 Councilman Myers made a motion to approve the request of Mr. McCormick, as presented and
36 recommended. Councilwoman Holbrook seconded the motion which carried unanimously.
37 Councilpersons Holbrook, Knight, Moss, Myers and Tolman voted “aye”.

38
39 **PUBLIC HEARING TO CONSIDER ZONE CHANGE, APPROXIMATELY**
40 **3100 SOUTH BETWEEN ORCHARD DR AND 200 EAST, FROM R-4 TO R-1**
41 **WITH LIMITED DOMESTIC FARM ANIMAL RIGHTS**

42 Mr. Jensen reviewed that a group of property owners in the approximate area of 3100
43 South between Orchard Drive and 200 East have requested a zone map amendment from Single-
44 Family (R-4) and Single-Family (R-3) to Single Family with domestic farm animal keeping (R-1)
45 for multiple properties in the Val Verda area. He showed the properties on a map and aerial
46 photo. He noted that Ord. No. 2010—04 provides for the keeping of certain domestic farm

1 animals on properties that are at least one acre in size (Table 14-4-103a and section 14-4-119 of
2 the Land Use Ordinance). This request was reviewed by the Planning Commission and a public
3 hearing was held on March 1 and 15th. The majority of those that chose to speak were in favor of
4 the proposal; however, a few residents voiced concerns regarding smell, sanitary conditions, and
5 noise. After the public hearing, the Planning Commission voted 6-0 to recommend approval of
6 the proposed zone map amendment as requested and to have the staff prepare an Ordinance
7 rezoning certain parcels of land as previously noted.

8
9 The Mayor opened the Council Public Hearing at 7:50 p.m. and the following individuals
10 voiced support of the zone map amendment: Jolynn Wilson (initiator of the proposal), Cory
11 Petersen (187 West 3100 South), Kathy Thurston, Roy Bronson (13 East 3300 South), Bart
12 Nelson (3100 South 431 West). Ms. Wilson emphasized that the proponents of this change want
13 to be good neighbors and do all that would be required to that end. The Mayor thanked the
14 citizens in attendance for sharing their feelings about this proposal and the public hearing was
15 closed at 8:05 p.m. With the recommendation of staff, the Mayor requested that staff prepare an
16 ordinance to reflect the desired zone change, as presented and discussed, and that it be placed on
17 the City Council Agenda for April 12, 2011. In response to a Council question, Mr. Jensen
18 stated that any non-conforming uses in place at the time of zone change will stay in place.
19 Mayor Johnson invited citizens to provide Mr. Jensen with documentation for the number of
20 animals presently allowed.

21
22 **PUBLIC HEARING TO CONSIDER ORDINANCE 2011-01, VACATING**
23 **LOT IN NORTHERN HILLS SUBDIVISION – GEORGE FADEL, APPLICANT**

24 Mr. Jensen presented the request of George Fadel to vacate Lot 11 from Northern Hills
25 Subdivision Plat A. The Lot is located at 1139 East Northern Hills drive and is immediately
26 adjacent to a 4.1 acre parcel of vacant land owned by Mr. Fadel. Mr. Jensen noted that it is the
27 general policy of the City to not vacate lots out of existing subdivisions because people rely on
28 the layout of the subdivision when they purchase lots and design the layouts of their homes.
29 However, in this instance, Mr. Fadel points out that the topographical conditions of the lot and its
30 location adjacent to his existing vacant ground make it more suitable for inclusion in the future
31 development of the vacant property.

32
33 This request was reviewed by the Planning Commission on March 15th and comes to the
34 Council with a recommendation to approve, subject to the following conditions:

- 35 1. Applicant provide a Title Report as required by 14-20-501(b)(3) of the Bountiful
36 Land Use Ordinance.
37 2. Applicant combine Lot 11 with the adjacent 4.1 acre parcel simultaneous with
38 vacating the Lot from the subdivision.

39 Mr. Jensen noted that this action has been included in the proposed Ordinance 2011-01, vacating
40 Lot 11 of Northern Hills Subdivision Plat A.

41
42 Mayor Johnson opened the public hearing to consider this matter at 8:20 p.m. Mr. Fadel
43 briefly reviewed the layout and ownership of the property in question and the hearing was closed
44 at 8:21 p.m. Councilwoman Holbrook made a motion to adopt Ordinance No. 2011-01, entitled
45 AN ORDINANCE VACATING LOT 11 OF NORTHERN HILLS PLAT A SUBDIVISION IN BOUNTIFUL,
46 DAVIS COUNTY, UTAH, AND RELEASING THE EASEMENTS THEREON, FOR THE PURPOSE OF BEING

1
2 INCORPORATED INTO AN ADJOINING PARCEL OF VACANT GROUND. Councilman Myers seconded
3 the motion and voting was unanimous. Councilpersons Holbrook, Knight, Moss, Myers and
4 Tolman voted "aye".
5

6 The meeting adjourned at 8:23 p.m. on a motion made by Councilwoman Holbrook and
7 seconded by Councilman Moss. Councilpersons Holbrook, Knight, Moss, Myers and Tolman
8 voted "aye".
9

10
11
12
13 _____
14 JOE L. JOHNSON, Mayor
15

16
17 _____
18 KIM J. COLEMAN, City Recorder
19

20 * * * * *
21
22
23
24
25